

UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE: Gary A. Falcone
Tina L. Falcone

Debtor(s)

CSMC 2019-JR1 Trust,

Movant

v.

Gary A. Falcone
Tina L. Falcone

Respondent(s)

and

Eric E. Bononi, Trustee

Additional Respondent

BK. NO. 19-70601 JAD

CHAPTER 7

Related to Docket # 146

DEFAULT O/E JAD

ORDER MODIFYING SECTION 362 AUTOMATIC STAY

AND NOW, this 24th day of March, 2022, at Pittsburgh, upon Motion of CSMC 2019-JR1 Trust, it is

ORDERED THAT: The Automatic Stay of all proceedings, as provided under Section 362 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is granted and modified with respect to the subject premises located at 225 Evans Avenue, Blairsville, PA 15717 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



United States Bankruptcy Judge
Jeffery A. Deller

FILED
3/24/22 8:33 am
CLERK
U.S. BANKRUPTCY
COURT - WDPA

In re:
Gary A. Falcone
Tina L. Falcone
Debtors

Case No. 19-70601-JAD
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0315-7

User: auto

Page 1 of 2

Date Rcvd: Mar 24, 2022

Form ID: pdf900

Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 26, 2022:

Recip ID	Recipient Name and Address
db/jdb	+ Gary A. Falcone, Tina L. Falcone, 225 Evans Ave., Blairsville, PA 15717-1066

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 26, 2022

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 24, 2022 at the address(es) listed below:

Name	Email Address
Brian Nicholas	on behalf of Creditor CSMC 2019-JR1 Trust bnicholas@kmlawgroup.com
Eric E. Bononi	bankruptcy@bononilaw.com pa69@ecfbis.com
Eric E. Bononi	on behalf of Trustee Eric E. Bononi bankruptcy@bononilaw.com pa69@ecfbis.com
Jerome B. Blank	on behalf of Creditor Wells Fargo Bank National Association, et.al. pawb@fedphe.com
Jill Locnikar	on behalf of Creditor United States of America Department of the Treasury Internal Revenue Service jill.locnikar@usdoj.gov, patricia.fitzgerald@usdoj.gov;caseview.ecf@usdoj.gov;kassi.horton@usdoj.gov

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Katrina M. Kayden

on behalf of Debtor Gary A. Falcone k kayden@comcast.net jcerovich26@gmail.com

Katrina M. Kayden

on behalf of Joint Debtor Tina L. Falcone k kayden@comcast.net jcerovich26@gmail.com

Keri P. Ebeck

on behalf of Creditor Specialized Loan Servicing LLC, as Servicing Agent for Wells Fargo Bank, National Association, Successor by Merger to Wells Fargo Bank Minnesota, National Association, f/k/a Norwest Bank Minnesota, N
kebeck@bernsteinlaw.com, jblueml@bernsteinlaw.com

Maria Miksich

on behalf of Creditor CSMC 2019-JR1 Trust mmiksich@kmlawgroup.com

Michael N. Vaporis

on behalf of Debtor Gary A. Falcone mvaporis@comcast.net jlcerovich@comcast.net

Michael N. Vaporis

on behalf of Joint Debtor Tina L. Falcone mvaporis@comcast.net jlcerovich@comcast.net

Office of the United States Trustee

ustpregion03.pi.ecf@usdoj.gov

Rebecca Solarz

on behalf of Creditor CSMC 2019-JR1 Trust bkgroup@kmlawgroup.com

S. James Wallace

on behalf of Creditor Peoples Natural Gas Company LLC ecfpeoples@grblaw.com PNGbankruptcy@peoples-gas.com

Thomas Song

on behalf of Creditor Specialized Loan Servicing LLC pawb@fedphe.com

Thomas Song

on behalf of Creditor Wells Fargo Bank National Association, et.al. pawb@fedphe.com

TOTAL: 16